

Peter David Properties

Residential Sales and Lettings

# Adelaide Street, Hebden Bridge

## £190,000



# Adelaide Street, Hebden Bridge HX7 6BT

Located just on the outskirts of this vibrant market town centre with its array of bespoke shops, cafes, restaurants and entertainment venues and being approximately 0.7 miles from the railway station is this stone built, Victorian, three bed roomed, two bathroom end terrace property which would make an ideal home for the professional commuter. Being equipped with both gas fired central heating and PVCu double glazing together with accommodation comprising in brief: - Lounge, inner lobby with staircase rising to the first floor, dining kitchen with built in appliances and access to the lower ground floor basement rooms, two first floor bedrooms and bathroom with bedroom three and the second bathroom located to the second floor. Externally there is pavement frontage with a small garden to the rear along with a residents parking area.

## Features

- Victorian end terrace
- Three bedrooms
- Two bathrooms
- Lower ground floor basement rooms
- Garden to rear and residents parking
- Gas central heating and PVCu double glazing
- Outskirts of Hebden Bridge
- Convenient for railway station and amenities
- Ideal for commuting
- Council Tax Band: A
- Energy Rating: E

## Accommodation:

### Ground Floor:

Enter the property via a timber exterior door into the lounge.

### Lounge 14'9" x 12'1" (4.50m x 3.68m)

This good sized reception room has a window to the front elevation, decorative timber fire surround with marble effect back cloth and hearth housing an inset coal effect living flame gas fire, double central heating radiator, dado rail and coving to the ceiling.

### Inner Lobby

Having a staircase rising to the first floor and access into the dining kitchen.

### Dining Kitchen 13'1" x 11'8" (3.99m x 3.56m)

Fitted with a range of wall and base units in pine finish incorporating glazed display units and having complementary tiled surrounds and working surfaces over inset into which is a double ceramic sink with mixer tap. Also inset into the working surfaces is a 5 ring gas hob with stainless steel extractor canopy over and integrated electric fan oven beneath. There is an integrated dishwasher, space and plumbing for an automatic washing machine, fridge / freezer, laminate flooring, central heating radiator, window to the rear elevation and a timber exterior door giving access to the rear of the property. A door gives access to the staircase descending to the lower ground floor.

### Lower Ground Floor:

#### Basement Rooms

Providing storage space, housing the meters and having a window to the rear elevation and fitted sink with cold water supply.



## First Floor:

### Landing

Having a window to the rear elevation, built-in storage cupboard housing the central heating boiler, central heating radiator and staircase rising to the second floor.

### Bedroom One 12'2" x 9'11" (3.71m x 3.02m)

Having a window to the front elevation and a central heating radiator.

### Bedroom Two 13'1" x 9'3" (3.99m x 2.82m)

A second bedroom of double proportions having a window to the rear elevation and a double central heating radiator.

### Bathroom 8'3" x 4'9" (2.51m x 1.45m)

Furnished with a three white suite comprising of panelled bath, pedestal wash hand basin and low flush wc. There is part tiling to the walls, heated chrome towel rail, shaver point and window to the front elevation.

## Second Floor:

### Landing

Having a central heating radiator and access into the bedroom accommodation and bathroom.

### Bedroom Three 14'9" x 12'4" (4.50m x 3.76m) into recess

A third of good double proportions having a window to the front elevation, laminate flooring and central heating radiator.

### Bathroom 13'2" x 9'2" (4.01m x 2.79m)

Furnished with a stylish four piece white suite comprising of roll top bath with antique style mixer tap shower attachment, corner shower cubicle, Saniflow wc and pedestal wash hand basin. There is wood flooring, single central heating radiator and rear skylight window.

## Outside:

There is pavement frontage with enclosed side and rear garden area having gated access leading to the residents parking area.

## Note:

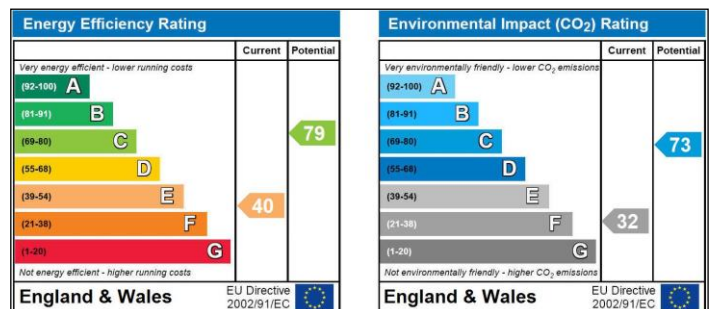
We are informed by the current Vendor that the house has never flooded. This was verified by the mortgage lender at the time of purchase via a flood search and the Vendor can confirm that the property has never flooded subsequently.

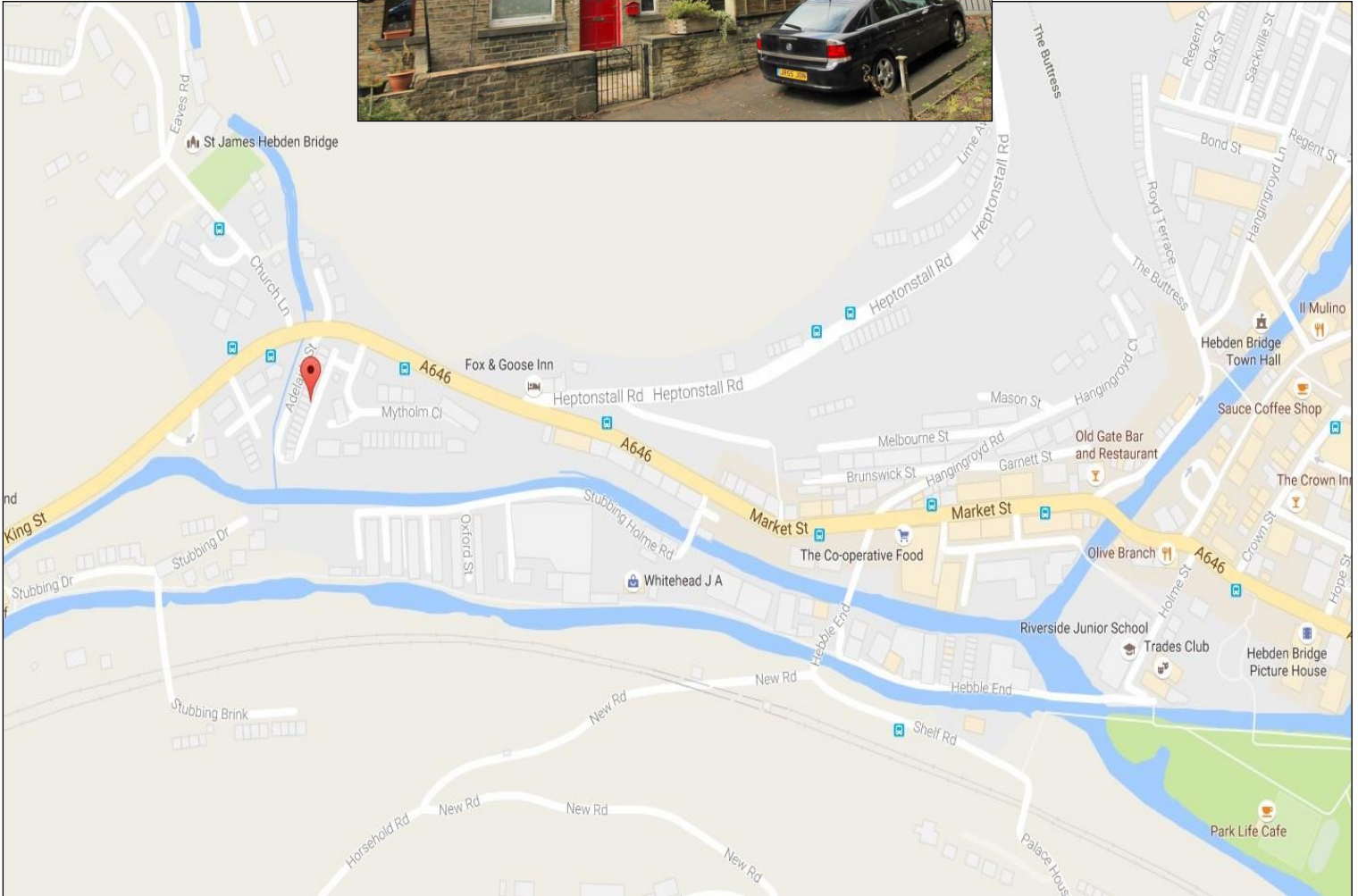
## Directions

Proceed out of Hebden Bridge on the A646 Market Street travelling in the direction of Todmorden. Continue through the traffic lights at the bottom of Heptonstall Road where the subject property will be found on the left hand side of the road clearly identified by our 'For Sale' board.

## Mortgage Services

Why not see our mortgage advisor for a FREE advice appointment. We will look at the whole of the market to find the best deal for you. Whether you want to know how much you can borrow or the monthly payments we are here to help. At Peter David, we are here to give that personal service with the right expertise to make the buying process hassle free. For an appointment please call any of our offices to arrange a visit.





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

23-25 George Street  
Halifax HX1 1HA

102 Commercial Street  
Brighouse HD6 1AQ

Wharf Street  
Sowerby Bridge HX6 2AE

20 New Road  
Hebdens Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 832444  
E: sowerbybridge@peterdavid.co.uk

T: 01422 844403  
E: hebdensbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk